140.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,127,600 / 1,127,600
					USE VALUE:	1,127,600 / 1,127,600
					ASSESSED:	1,127,600 / 1,127,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	64-66 HIGHLAND AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	17 THICKET CIR
Street 2:	
Twn/City:	STOW
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01775 Type:

PREVIOUS OWNER

Owner 1:	KEITH BRIONY G -
Owner 2:	-
Street 1:	64 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,120 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3322 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10120.000	543,800	4,900	578,900	1,127,600
Total Card	0.232	543,800	4,900	578,900	1,127,600
Total Parcel	0.232	543,800	4,900	578,900	1,127,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.46 | /Parcel: 339.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	543,800	4900	10,120.	578,900	1,127,600	1,127,600	Year End Roll	12/18/2019
2019	104	FV	414,200	4900	10,120.	542,700	961,800	961,800	Year End Roll	1/3/2019
2018	104	FV	387,500	4300	10,120.	448,600	840,400	840,400	Year End Roll	12/20/2017
2017	104	FV	362,800	4300	10,120.	412,500	779,600	779,600	Year End Roll	1/3/2017
2016	104	FV	362,800	4300	10,120.	376,300	743,400	743,400	Year End	1/4/2016
2015	104	FV	322,300	4300	10,120.	369,000	695,600	695,600	Year End Roll	12/11/2014
2014	104	FV	322,300	4300	10,120.	343,000	669,600	669,600	Year End Roll	12/16/2013
2013	104	FV	335,700	4300	10,120.	326,300	666,300	666,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10851

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEITH BRIONY G,	71654-427	1	9/24/2018	Convenience	99	No	No		
MOORE WILLIAM/E	25338-195		5/11/1995		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2016	933	Heat App	16,400		7/6/2016			Install two coolin
8/26/2010	1047	Re-Roof	16,890					
5/14/1997	241	Manual	7,000					REPLCE PORCHES
9/20/1995	547	Manual	36,585					ALL WINDOWS/REP SI

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2018	Inspected	PH	Patrick H
11/29/2017	TTL REFUSAL	HS	Hanne S
3/31/2009	Meas/Inspect	345	PATRIOT
12/22/2008	Measured	163	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10120		Sq. Ft.	Site		0	80.	0.72	9									578,880						578,900	

Total AC/HA: 0.23232 | Total SF/SM: 10120 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 578,880 | Spl Credit | Total: 578,900

PRINT

Date	Time
12/11/20	01:05:56

LAST REV

Date	Time
10/23/18	13:56:34

mmcmakin

User Acct

90289

GIS Ref

GIS Ref

Insp Date

01/11/18

!10851!

USER DEFINED

Prior Id # 1:	90289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96609843
Const Adj.:	1.00969899
Adj $ / SQ:	165.830
Other Features:	116965
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738901
Depreciation:	195070
Depreciated Total:	543831

COMMENTS

OF=BMT SINK. SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
1	4	1	1
Totals			
2	12	5	

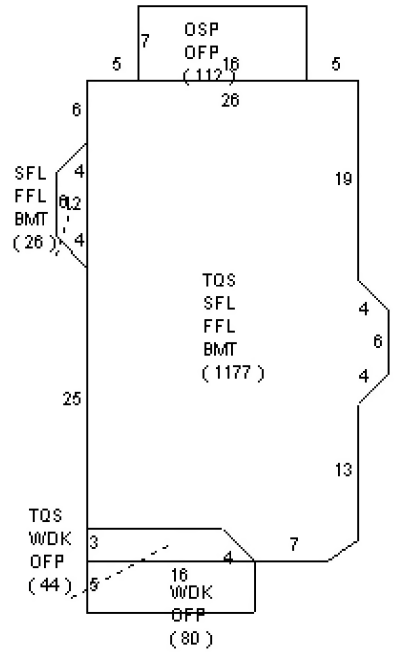
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.83
Special Features:	0	Val/Su Net:	108.83
Final Total:	543800	Val/Su SzAd	163.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,203	49.750	59,848
FFL	First Floor	1,203	165.830	199,493
SFL	Second Floor	1,203	165.830	199,493
TQS	3/4 Story	916	165.830	151,859
OFP	Open Porch	236	23.720	5,598
WDK	Deck	124	14.200	1,761
OSP	Screen Porch	112	34.690	3,885
	Net Sketched Area:	4,997	Total:	621,937
Size Ad	3321.75	Gross Are	5302	FinArea 3322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	104			4,300			4,300
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	104						
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	104			600			600

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900